

**CHANGE IN CONDITIONS APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>LEE JAY JOHNSON</u> ADDRESS: <u>P.O. BOX 2050</u> CITY: <u>DACULA</u> STATE: <u>GEORGIA</u> ZIP: <u>30019</u> PHONE: <u>770-652-9140</u>	NAME: <u>ZELMA M JOHNSON</u> ADDRESS: <u>704 GLENWELL LANE</u> CITY: <u>DACULA</u> STATE: <u>GEORGIA</u> ZIP: <u>30019</u> PHONE: <u>404-723-1730</u>
CONTACT PERSON: <u>LEE JAY JOHNSON</u> PHONE: <u>770-652-9140</u> CONTACT'S E-MAIL: <u>LEEJJOHNSON@BELLSOUTH.NET</u>	

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

<b>APPLICANT IS THE:</b>	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>R-100</u>	PRIOR ZONING CASE: <u>RZ-97-031</u>
LAND DISTRICT(S): <u>5</u>	LAND LOT(S): <u>251</u> ACREAGE: <u>2.73</u>
ADDRESS OF PROPERTY: <u>2440 NEW HOPE ROAD</u>	
PROPOSED CHANGE IN CONDITIONS: <u>ELIMINATE ALL CONDITIONS OF RZ-97-031</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>1</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

JUL 30 2014

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 251 of the 5th districts, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the Northerly right-of-way of New Hope Road (Apparent 80' right-of-way) and the Westerly right-of-way of Ewing Chapel Road (Apparent 80' right-of-way), if extended to from a Point; THENCE leaving said Point and traveling in a Northwesterly direction 20.19 feet to a Point along the Northerly right-of-way of New Hope Road, said Point being THE TRUE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along said right-of-way, North 64 degrees 55 minutes 23 seconds West for a distance of 508.97 feet to a Point; THENCE leaving said right-of-way, North 59 degrees 03 minutes 32 seconds east for a distance of 480.80 feet to a ½" Rebar Found w/H.M.B. cap along the Westerly right-of-way of Ewing Chapel Road; THENCE continuing along said right-of-way, following along a curve to the right having a radius of 572.96 feet and an arc length of 159.50 feet and being subtended by a chord of South 20 degrees 40 minutes 55 seconds East for a distance of 158.99 feet to a Point; THENCE South 12 degrees 42 minutes 25 seconds East for a distance of 80.31 feet to a Point; THENCE following along a curve to the right having a radius of 494.00 feet and an arc length of 226.54 feet and being subtended by a chord of South 00 degrees 25 minutes 54 seconds West for a distance of 224.56 feet to a Point; THENCE South 64 degrees 21 minutes 50 seconds West for a distance of 26.08 feet to a Point, said Point being THE TRUE POINT OF BEGINNING.

Said property contains 2.733 acres

RECEIVED BY

JUL 30 2014

Planning & Development

CIC '14 012

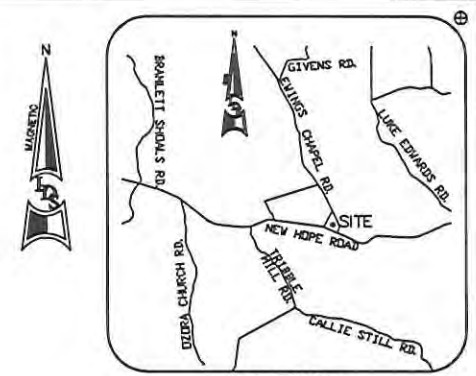
LEGEND	
IPF	IRON PIN FOUND
1/2" R/P	1/2" REBAR PIN SET
LL	LAND LOT
LL	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
MB	MANHOLE
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
PP	POWER/UTILITY POLE
PH	FIRE HYDRANT
FE	FINISHED FLOOR ELEVATION
BOC	BACK OF CURB
EP	EDGE OF PAVEMENT
---	SANITARY SEWER LINE/PIPE
---	STORM SEWER LINE/PIPE
---	FENCE LINE
----	FLOOD HAZARD ZONE LINE
N/F	NOW OR FORMERLY

**GENERAL NOTES:**

- 1) SETBACK INFORMATION:  
FRONT YARD: 35 FEET(MINOR) 50 FEET(MAJOR) MINIMUM LOT SIZE: 25,500 S.F.  
REAR YARD: 40 FEET MINIMUM LOT WIDTH: 100 FEET  
SIDE YARD: 10 FEET ONE YARD & 25 FEET COMBINED  
MINIMUM HEATED BUILDING SIZE: 1,400 S.F. MAXIMUM BUILDING HEIGHT: 35 FEET
- 2) PROPERTY INFORMATION:  
ZELMA M. JOHNSON (OWNER)  
2440 NEW HOPE ROAD  
Dacula, GA 30019  
TAX PARCEL # 5-251-078  
2.733 ACRES
- 3) ALL PROPERTY CORNERS WILL BE MARKED BY A 1/2 INCH REBAR PIN SET
- 4) THERE ARE NO WETLANDS ON THIS SITE.
- 5) THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
- 6) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13135C0107F DATED 9/29/2006.
- 7) CONTOURS SHOWN HEREON ARE TWO(2) FOOT CONTOUR INTERVAL AND TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY LAND DEVELOPMENT SURVEYORS, INC., DATED 7/24/14.

**OWNER**  
ZELMA M. JOHNSON  
PO BOX 2028  
Dacula, Georgia 30019  
PHONE (404) 722-1700

**SURVEYOR**  
LAND DEVELOPMENT SURVEYORS  
P.O. BOX 2000  
Dacula, GA 30019  
PHONE (770) 682-8206  
FAX (770) 682-8206  
EMAIL LDSURVEY@BELLSOUTH.NET



VICINITY MAP (N.T.S.)

**CIC'14 012**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 251 of the 5th districts, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the Northernly right-of-way of New Hope Road (Apparent 80' right-of-way) and the Westernly right-of-way of Ewing Chapel Road (Apparent 80' right-of-way), If extended to from a Point; THENCE leaving said Point and traveling in a Northernly direction 20.19 feet to a Point along the Northernly right-of-way of New Hope Road, said Point being the TRUE POINT OF BEGINNING.

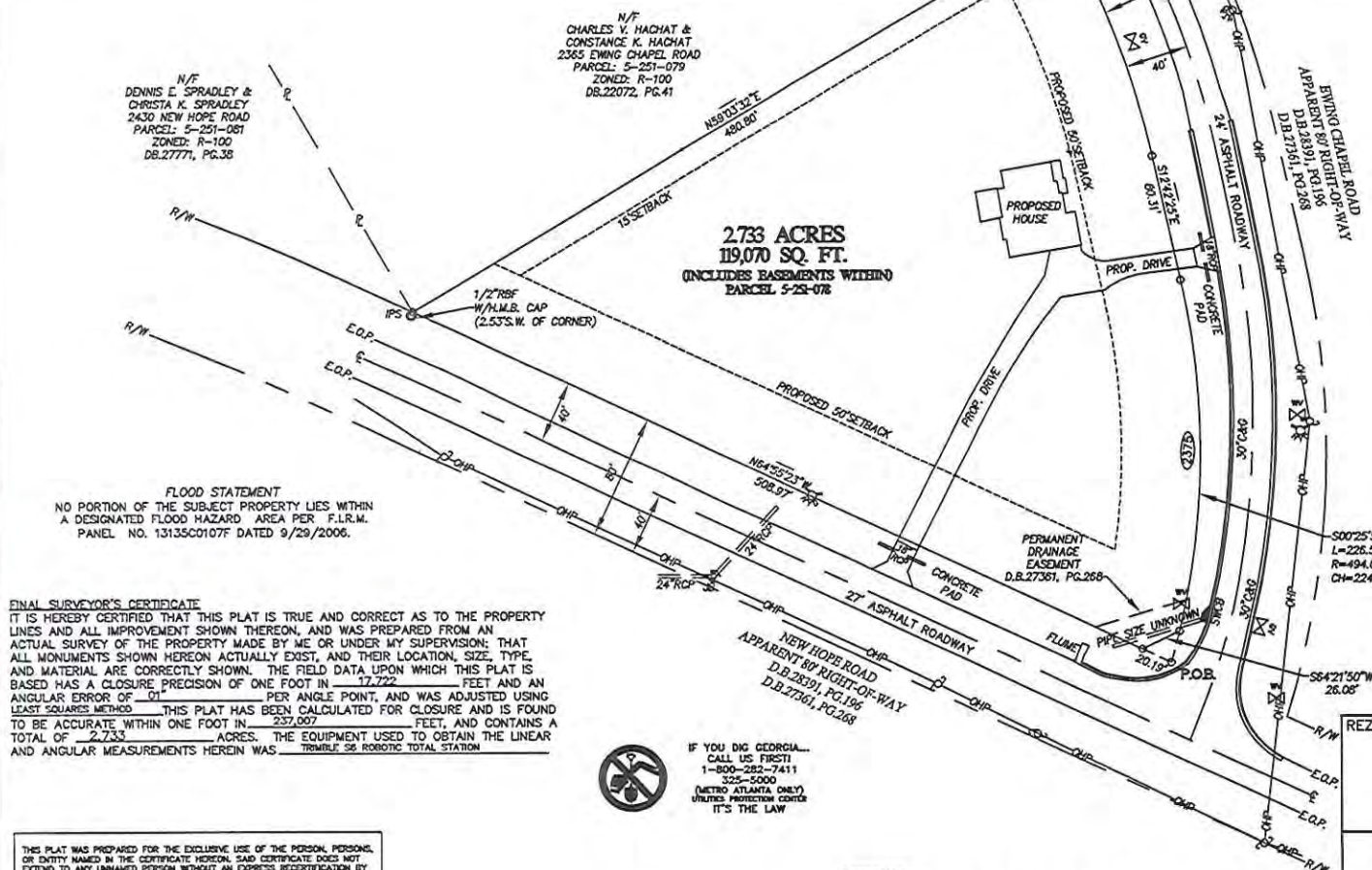
THENCE from said Point as thus established and continuing along said right-of-way North 64 degrees 35 minutes 23 seconds West for a distance of 508.97 feet to a Point; THENCE leaving said right-of-way, North 59 degrees 03 minutes 32 seconds east for a distance of 480.80 feet to a 1/2" Rebar Found w/H.M.L.B. cap along the Westernly right-of-way of Ewing Chapel Road; THENCE continuing along said right-of-way, following along a curve to the right having a radius of 572.96 feet and an arc length of 158.50 feet and being subtended by a chord of South 20 degrees 40 minutes 55 seconds East for a distance of 158.99 feet to a Point; THENCE South 12 degrees 42 minutes 25 seconds East for a distance of 80.31 feet to a Point; THENCE following along a curve to the right having a radius of 494.00 feet and an arc length of 225.54 feet and being subtended by a chord of South 00 degrees 25 minutes 54 seconds West for a distance of 224.56 feet to a Point; THENCE South 64 degrees 21 minutes 50 seconds West for a distance of 26.08 feet to a Point, said Point being the TRUE POINT OF BEGINNING.

Said property contains 2.733 acres

**RECEIVED BY**

**JUL 30 2014**

**Planning & Development**



**FLOOD STATEMENT**

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13135C0107F DATED 9/29/2006.

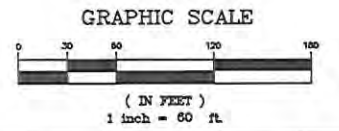
**FINAL SURVEYOR'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17.722 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 237.007 FEET, AND CONTAINS A TOTAL OF 2.733 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE 58 ROBOTIC TOTAL STATION.

IF YOU DIG GEORGIA... CALL US FIRST!  
1-800-252-7411  
325-5000  
(METRO ATLANTA ONLY)  
UNIVERSITY PROTECTION CENTER  
IT'S THE LAW

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE DISCONTINUED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



**REFERENCES:**

- 1.) BOUNDARY & TOPOGRAPHIC INFORMATION IS FROM A BOUNDARY & TOPOGRAPHIC SURVEY BY LAND DEVELOPMENT SURVEYORS, INC., DATED 7/24/14.
- 2.) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 27361, PAGE 268, GWINNETT COUNTY RECORDS.
- 3.) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 26391, PAGE 196, GWINNETT COUNTY RECORDS.
- 4.) EXEMPTION PLAT FOR BETTY ANNE COFER ADAMS, PREPARED BY HANNON, MEDKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 8/12/1998.



REZONING EXHIBIT FOR

**ZELMA M. JOHNSON**  
ORIGINAL ADDRESS: 2440 NEW HOPE ROAD  
ORIGINAL PARCEL ID # 5-251-078  
ZONED R100

**LAND DEVELOPMENT SURVEYORS, INC.**  
2146 JONES PHILLIPS ROAD  
Dacula, GA 30019  
(770) 682-8206 (FAX) (770) 682-1440  
LDSURVEY@BELLSOUTH.NET

Date: 7/28/14 Land Lot: 251 District: 5TH  
County: GWINNETT COUNTY, GA. Scale: 1"=60'  
Field By: CJ, JB Drawn By: MSF Checked By: LJ, JJ  
Job Number: 14145 File Number: REZONING.DWG

Sheet No. 1 OF 1

CIC'14 012

**LEGEND**

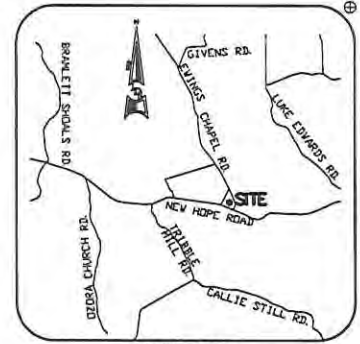
IPF	IRON PIN FOUND
IPS	1/2" REBAR PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
SC	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
MH	MANHOLE
CB	CATCH BASIN
JD	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
PP	POWER/UTILITY POLE
FH	FIRE HYDRANT
IC	INVERT ELEVATION
FTE	FINISHED FLOOR ELEVATION
DOC	BACK OF CURB
EP	EDGE OF PAVEMENT
SS	SANITARY SEWER LINE/PIPE
SSS	STORM SEWER LINE/PIPE
FL	FENCE LINE
FD	FLOOD HAZARD ZONE LINE
N/F	NOW OR FORMERLY

**GENERAL NOTES**

- 1) SETBACK INFORMATION:  
FRONT YARD: 35 FEET(MINOR) 50 FEET(MAJOR) MINIMUM LOT SIZE: 25,500 S.F.  
REAR YARD: 40 FEET MINIMUM LOT WIDTH: 100 FEET  
SIDE YARD: 10 FEET ONE YARD & 25 FEET COMBINED  
MINIMUM HEATED BUILDING SIZE: 1,400 S.F. MAXIMUM BUILDING HEIGHT: 35 FEET
- 2) PROPERTY INFORMATION:  
ZELMA M. JOHNSON (OWNER)  
2440 NEW HOPE ROAD  
Dacula, GA 30019  
TAX PARCEL# 5-251-078  
2.733 ACRES
- 3) ALL PROPERTY CORNERS WILL BE MARKED BY A 1/2" INCH REBAR PIN SET
- 4) THERE ARE NO WETLANDS ON THIS SITE.
- 5) THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
- 6) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13135C01077 DATED 9/29/2006.
- 7) CONTOURS SHOWN HEREON ARE TWO(2) FOOT CONTOUR INTERVAL AND TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY LAND DEVELOPMENT SURVEYORS, INC., DATED 7/24/14.

**OWNER**  
ZELMA M. JOHNSON  
PO BOX 1026  
Dacula, Georgia 30019  
PHONE (404) 723-0730

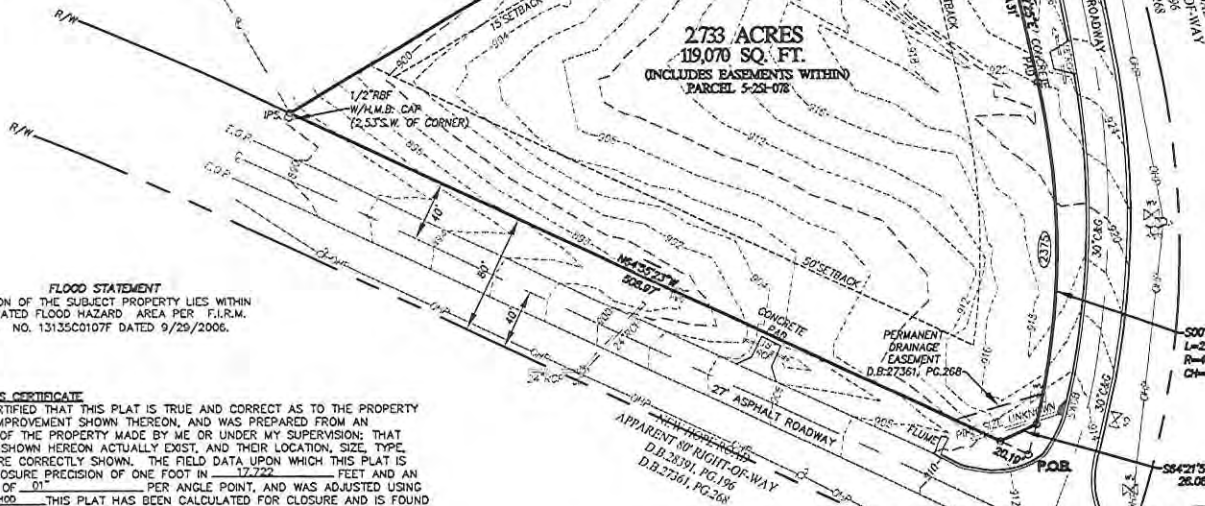
**SURVEYOR**  
LAND DEVELOPMENT SURVEYORS  
P.O. BOX 2650  
Dacula, GA 30019  
PHONE (770) 682-8206  
EMAIL: LDSURVEY@BELL.SOUTH.NET



VICINITY MAP (N.T.S.)

N/F  
CHARLES W. MACHAT & CONSTANCE K. MACHAT  
2365 EWING CHAPEL ROAD  
PARCEL: 5-251-079  
ZONED: R-100  
DB:22072, PG:41

N/F  
DENNIS E. SPRADLEY & CHRISTA K. SPRADLEY  
2430 NEW HOPE ROAD  
PARCEL: 5-251-081  
ZONED: R-100  
DB:27271, PG:30



2.733 ACRES  
119,070 SQ. FT.  
(INCLUDES BASEMENTS WITHIN)  
PARCEL 5-251-078

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 251 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the Northernly right-of-way of New Hope Road (Apparent 80' right-of-way) and the Westernly right-of-way of Ewing Chapel Road (Apparent 80' right-of-way), if extended to from a Point; THENCE leaving said Point and traveling in a Northwesterly direction 20.19 feet to a Point along the Northernly right-of-way of New Hope Road, said Point being the TRUE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along said right-of-way, North 64 degrees 35 minutes 23 seconds West for a distance of 508.97 feet to a Point; THENCE leaving said right-of-way, North 59 degrees 03 minutes 32 seconds East for a distance of 480.80 feet to a 1/2" Rebar Found w/H.M.B. cap along the Westernly right-of-way of Ewing Chapel Road; THENCE continuing along said right-of-way, following along a curve to the right having a radius of 572.96 feet and an arc length of 150.50 feet and being subtended by a chord of South 20 degrees 40 minutes 55 seconds East for a distance of 158.99 feet to a Point; THENCE South 12 degrees 42 minutes 25 seconds East for a distance of 80.31 feet to a Point; THENCE following along a curve to the right having a radius of 494.00 feet and an arc length of 226.54 feet and being subtended by a chord of South 00 degrees 25 minutes 54 seconds West for a distance of 224.56 feet to a Point; THENCE South 64 degrees 21 minutes 50 seconds West for a distance of 26.08 feet to a Point, said Point being the TRUE POINT OF BEGINNING.

Said property contains 2.733 acres

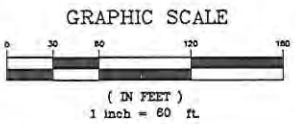
RECEIVED BY

JUL 30 2014

Planning & Development

**FLOOD STATEMENT**  
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13135C01077 DATED 9/29/2006.

**FINAL SURVEYOR'S CERTIFICATE**  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGULAR POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN \_\_\_\_\_ FEET, AND CONTAINS A TOTAL OF \_\_\_\_\_ ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS \_\_\_\_\_



**REFERENCES**

- 1.) BOUNDARY & TOPOGRAPHIC INFORMATION IS FROM A BOUNDARY & TOPOGRAPHIC SURVEY BY LAND DEVELOPMENT SURVEYORS, INC., DATED 7/24/14.
- 2.) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 27361, PAGE 268, GWINNETT COUNTY RECORDS.
- 3.) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 28391, PAGE 196, GWINNETT COUNTY RECORDS.
- 4.) EXEMPTION PLAT FOR BETTY ANNE COFER ADAMS, PREPARED BY HANNON, MECKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 8/12/1998.



REZONING EXHIBIT FOR

**ZELMA M. JOHNSON**  
ORIGINAL ADDRESS: 2440 NEW HOPE ROAD  
ORIGINAL PARCEL ID # 5-251-078  
ZONED R100

**LD S LAND DEVELOPMENT SURVEYORS, INC.**  
2145 JONES PHILLIPS ROAD  
Dacula, GA. 30019  
(770) 682-8206 (FAX) (770) 682-1440  
LDSURVEY@BELL.SOUTH.NET

Date: 7/28/14 Land Lot: 251 District: 5TH  
County: GWINNETT COUNTY, GA. Scale: 1"=60'  
Field By: CJ, JB Drawn By: MSF Checked By: LJW  
Job Number: 14145 File Number: REZONING.DWG

Sheet No. 1 OF 1

**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, adjoining properties are currently zoned R-100

---

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, the proposed rezoning is consistent with adjacent and nearby properties.

---

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

no, the current conditions do not allow direct access to New Hope Road or Ewing Chapel Road

---

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

no, the proposed rezoning would be in an area with public water, solid waste collection services and will not cause excessive use streets, transportation, utilities or schools.

---

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

yes, the proposed rezoning conforms with intent and spirit of the Gwinnett 2030 unified plan.

---

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

yes, the existing zonings of adjacent properties give additional supporting grounds for the approval.

---

RECEIVED BY

JUL 30 2014

LETTER OF INTENT FOR REZONING  
APPLICATION OF ZELMA M. JOHNSON

The applicant, Zelma M. Johnson, submits this rezoning application for the purpose of rezoning to the R-100 (Single Family Residence District) zoning classification a 2.733 acre tract located at 2440 New Hope Road, Gwinnett County, Georgia (hereafter, the "Property").

The Property, which is currently undeveloped, is zoned R-100 with conditions per RZ-97-030 and RZ-97-031. These zoning do not allow direct access to New Hope or Ewing Chapel Roads and also require an 100 foot setback with a 50 foot undisturbed buffer. The Applicant has requested to rezone the Property to the standard R-100 zoning classification without conditions. As seen on the attached site plan, the applicant has proposed a single family residential lot which meets all requirements for R-100 zoning.

The adjacent properties are currently zoned R-100. As indicated on the site plan, the lot dimensions of the proposed development are consistent with the lot dimensions of the surrounding R-100 properties. Therefore, rezoning the property to R-100 will provide continuity to the area based on the quality of homes and lot dimensions.

The applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the application filed herewith. The applicant respectfully request your approval of this application.

ZELMA M. JOHNSON

RECEIVED BY


JUL 30 2014

Planning & Development


CIC'14 012

**REZONING APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
Signature of Applicant \_\_\_\_\_ Date 7/29/14

LEE JAY JOHNSON AGENT  
Type or Print Name and Title \_\_\_\_\_

  
Signature of Notary Public \_\_\_\_\_ Date 7/29/2014 Notary Seal

Sherry Lynn Hodges  
NOTARY PUBLIC  
Rockdale County, GEORGIA  
My Comm. Expires  
12/14/2015

RECEIVED BY

JUL 30 2014

Planning & Development

CIC '14 012

**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Zelma M. Johnson*

Signature of Property Owner

*7-29-14*

Date

*Zelma M. Johnson*

*Elizabeth M. Holt, Notary*

Type or Print Name and Title

*Elizabeth M. Holt*

Signature of Notary Public

*7/29/14*

Date



RECEIVED BY

JUL 30 2014

Planning & Development



**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Zelman M Johnson      7-29-14      Zelman M Johnson  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

[Signature]      7/29/14      LEE JAY JOHNSON  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE

[Signature]      7/29/14  
 SIGNATURE OF NOTARY PUBLIC      DATE

Sherry Lynn Hodges  
 NOTARY PUBLIC  
 Rockdale County, GEORGIA  
 My Comm. Expires 12/14/2015

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    LEE JAY JOHNSON  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED BY

JUL 30 2014

CIC'14 012

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**          5                          . 251                          . 078  
(Map Reference Number)          District                          Land Lot                          Parcel

    *Zelma M. Johnson*            7-29-14      
Signature of Applicant    Date

    Zelma M. Johnson      
Type or Print Name and Title

---

---

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

    *Debra Smith*            *tax services associate*      
NAME    TITLE

    *July 29, 2014*      
DATE

---

---

**RECEIVED BY**

**JUL 30 2014**

Planning & Development